HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Trois-Rivières CMA

Date Released: Second Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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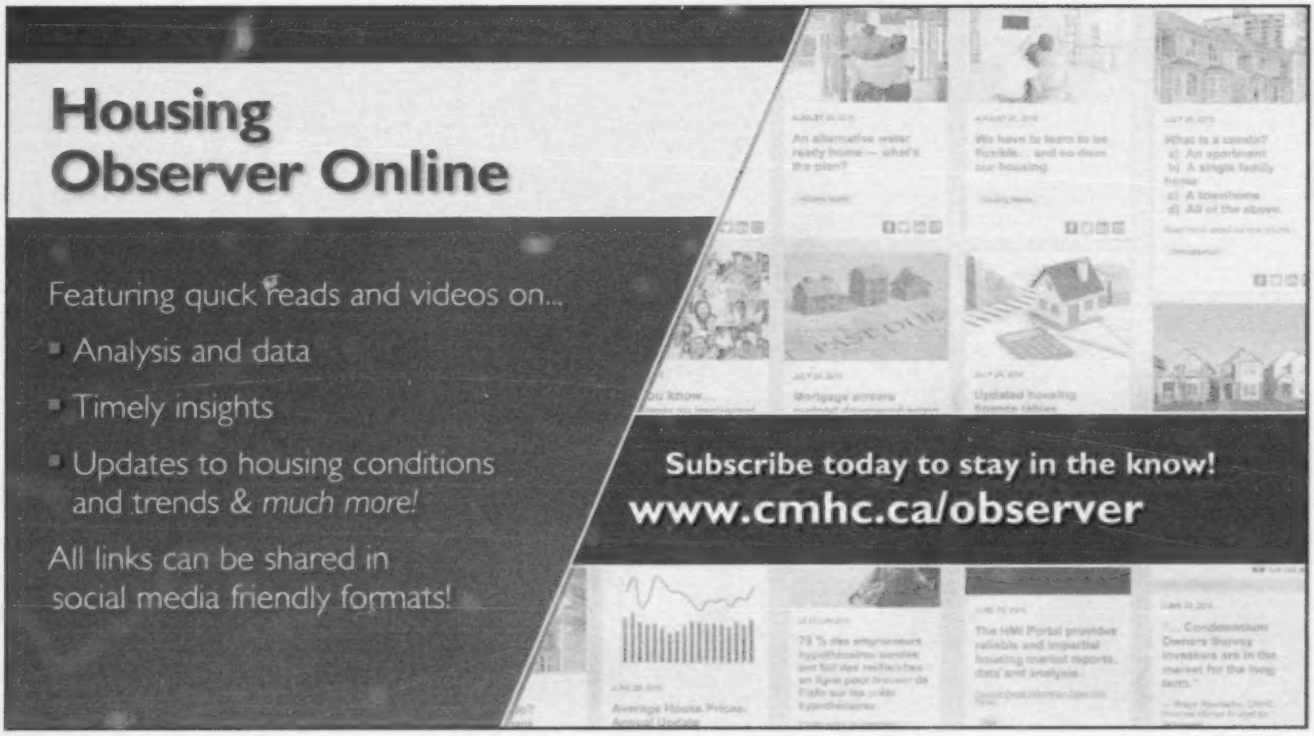
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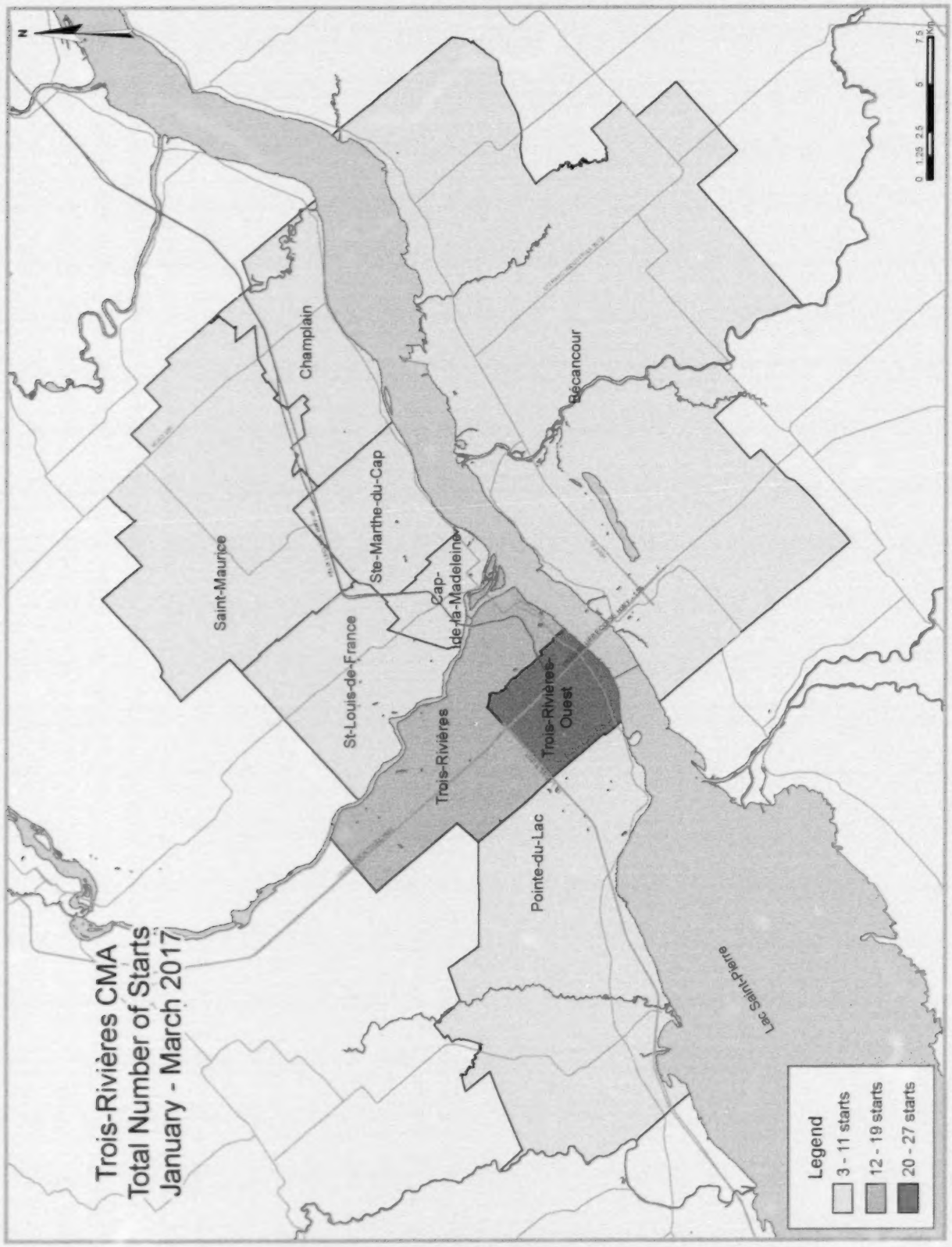
Trois-Rivières CMA
Total Number of Starts
January - March 2017
Saint-Maurice
Champlain
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Bécancour
Lac Saint-Pierre
Legend
3 - 11 starts
12 - 19 starts
20 - 27 starts
N
0 1.25 2.5 5 7.5
KM

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4	Absorbed Single-Detached Units by Price Range

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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Trois-Rivières CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	180	201	438	162	411	248	263	272
Multiples	320	469	552	-	144	626	612	496
Total	500	670	990	162	555	874	875	769

	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	208	346	16	24	50.0%	16	24	50.0%
Multiples	760	232	34	58	70.6%	34	58	70.6%
Total	968	578	50	82	64.0%	50	82	64.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Trois-Rivières CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	24	4	0	0	0	16	0	38	82
Q1 2016	16	0	2	0	0	14	0	18	50
% Change	50.0	n/a	-100.0	n/a	n/a	14.3	n/a	111.1	64.0
Year-to-date 2017	24	4	0	0	0	16	0	38	82
Year-to-date 2016	16	0	2	0	0	14	0	18	50
% Change	50.0	n/a	-100.0	n/a	n/a	14.3	n/a	111.1	64.0
UNDER CONSTRUCTION									
Q1 2017	51	20	24	0	0	90	0	201	386
Q1 2016	42	18	4	0	0	155	0	68	287
% Change	21.4	11.1	**	n/a	n/a	-41.9	n/a	195.6	34.5
COMPLETIONS									
Q1 2017	35	12	3	0	0	10	4	7	71
Q1 2016	15	8	0	0	0	4	0	4	31
% Change	133.3	50.0	n/a	n/a	n/a	150.0	n/a	75.0	129.0
Year-to-date 2017	35	12	3	0	0	10	4	7	71
Year-to-date 2016	15	8	0	0	0	4	0	4	31
% Change	133.3	50.0	n/a	n/a	n/a	150.0	n/a	75.0	129.0
COMPLETED & NOT ABSORBED									
Q1 2017	10	32	12	0	0	69	n/a	n/a	123
Q1 2016	14	43	4	0	1	49	n/a	n/a	111
% Change	-28.6	-25.6	200.0	n/a	-100.0	40.8	n/a	n/a	10.8
ABSORBED									
Q1 2017	31	13	0	0	0	7	n/a	n/a	51
Q1 2016	17	12	0	0	0	6	n/a	n/a	35
% Change	82.4	8.3	n/a	n/a	n/a	16.7	n/a	n/a	45.7
Year-to-date 2017	31	13	0	0	0	7	n/a	n/a	51
Year-to-date 2016	17	12	0	0	0	6	n/a	n/a	35
% Change	82.4	8.3	n/a	n/a	n/a	16.7	n/a	n/a	45.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q1 2017	6	4	0	0	0	16	0	20	46
Q1 2016	10	0	2	0	0	0	0	14	26
Remainder of the CMA									
Q1 2017	18	0	0	0	0	0	0	18	36
Q1 2016	6	0	0	0	0	14	0	4	24
Trois-Rivières CMA									
Q1 2017	24	4	0	0	0	16	0	38	82
Q1 2016	16	0	2	0	0	14	0	18	50
UNDER CONSTRUCTION									
Centre									
Q1 2017	18	18	24	0	0	70	0	90	220
Q1 2016	17	14	2	0	0	129	0	54	216
Remainder of the CMA									
Q1 2017	33	2	0	0	0	20	0	111	166
Q1 2016	25	4	2	0	0	26	0	14	71
Trois-Rivières CMA									
Q1 2017	51	20	24	0	0	90	0	201	386
Q1 2016	42	18	4	0	0	155	0	68	287
COMPLETIONS									
Centre									
Q1 2017	18	4	3	0	0	4	0	7	36
Q1 2016	3	8	0	0	0	4	0	4	19
Remainder of the CMA									
Q1 2017	17	8	0	0	0	6	4	0	35
Q1 2016	12	0	0	0	0	0	0	0	12
Trois-Rivières CMA									
Q1 2017	35	12	3	0	0	10	4	7	71
Q1 2016	15	8	0	0	0	4	0	4	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q1 2017	3	18	12	0	0	57	n/a	n/a	90
Q1 2016	6	27	4	0	1	37	n/a	n/a	75
Remainder of the CMA									
Q1 2017	7	14	0	0	0	12	n/a	n/a	33
Q1 2016	8	16	0	0	0	12	n/a	n/a	36
Trois-Rivières CMA									
Q1 2017	10	32	12	0	0	69	n/a	n/a	123
Q1 2016	14	43	4	0	1	49	n/a	n/a	111
ABSORBED									
Centre									
Q1 2017	18	5	0	0	0	5	n/a	n/a	28
Q1 2016	4	10	0	0	0	3	n/a	n/a	17
Remainder of the CMA									
Q1 2017	13	8	0	0	0	2	n/a	n/a	23
Q1 2016	13	2	0	0	0	3	n/a	n/a	18
Trois-Rivières CMA									
Q1 2017	31	13	0	0	0	7	n/a	n/a	51
Q1 2016	17	12	0	0	0	6	n/a	n/a	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Trois-Rivières CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	201	68	31	0	0	83	0	287	670
% Change	11.7	-15.0	**	n/a	n/a	-15.3	n/a	114.2	34.0
2015	180	80	8	0	0	98	0	134	500
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
2014	239	130	17	0	0	258	6	293	943
% Change	-1.6	-5.8	-26.1	n/a	n/a	**	n/a	-23.3	11.1
2013	243	138	23	0	0	63	0	382	849
% Change	-20.3	-27.4	0.0	n/a	n/a	-71.2	n/a	34.5	-16.8
2012	305	190	23	0	0	219	0	284	1,021
% Change	-9.0	3.3	15.0	n/a	n/a	82.5	n/a	-37.6	-8.3
2011	335	184	20	0	0	120	0	455	1,114
% Change	-2.9	-14.0	**	n/a	n/a	**	n/a	-58.6	-34.1
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Centre	6	10	4	0	0	0	36	16	46	26	76.9
Trois-Rivières	1	2	0	0	0	0	12	10	13	12	8.3
Trois-Rivières-Ouest	3	1	0	0	0	0	24	6	27	7	***
Cap-de-la-Madeleine	2	7	4	0	0	0	0	0	6	7	-14.3
Remainder of the CMA	18	6	0	0	0	0	18	18	36	24	50.0
Bécancour	0	2	0	0	0	0	0	8	0	10	-100.0
Champlain	3	0	0	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	11	4	0	0	0	0	0	10	11	14	-21.4
St-Louis-de-France	3	0	0	0	0	0	8	0	11	0	n/a
Sainte-Marthe-du-Cap	0	0	0	0	0	0	6	0	6	0	n/a
Saint-Maurice	1	0	0	0	0	0	4	0	5	0	n/a
Trois-Rivières CMA	24	16	4	0	0	0	54	34	82	50	64.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centre	6	10	4	0	0	0	36	16	46	26	76.9
Trois-Rivières	1	2	0	0	0	0	12	10	13	12	8.3
Trois-Rivières-Ouest	3	1	0	0	0	0	24	6	27	7	***
Cap-de-la-Madeleine	2	7	4	0	0	0	0	0	6	7	-14.3
Remainder of the CMA	18	6	0	0	0	0	18	18	36	24	50.0
Bécancour	0	2	0	0	0	0	0	8	0	10	-100.0
Champlain	3	0	0	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	11	4	0	0	0	0	0	10	11	14	-21.4
St-Louis-de-France	3	0	0	0	0	0	8	0	11	0	n/a
Sainte-Marthe-du-Cap	0	0	0	0	0	0	6	0	6	0	n/a
Saint-Maurice	1	0	0	0	0	0	4	0	5	0	n/a
Trois-Rivières CMA	24	16	4	0	0	0	54	34	82	50	64.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centre	0	0	0	0	16	2	20	14
Trois-Rivières	0	0	0	0	0	2	12	8
Trois-Rivières-Ouest	0	0	0	0	16	0	8	6
Cap-de-la-Madeleine	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	14	18	4
Bécancour	0	0	0	0	0	8	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	0	4
St-Louis-de-France	0	0	0	0	0	0	8	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	6	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	0	0	0	0	16	16	38	18

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	0	0	0	0	16	2	20	14
Trois-Rivières	0	0	0	0	0	2	12	8
Trois-Rivières-Ouest	0	0	0	0	16	0	8	6
Cap-de-la-Madeleine	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	14	18	4
Bécancour	0	0	0	0	0	8	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	0	4
St-Louis-de-France	0	0	0	0	0	0	8	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	6	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	0	0	0	0	16	16	38	18

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centre	10	12	16	0	20	14	46	26
Trois-Rivières	1	4	0	0	12	8	13	12
Trois-Rivières-Ouest	3	1	16	0	8	6	27	7
Cap-de-la-Madeleine	6	7	0	0	0	0	6	7
Remainder of the CMA	18	6	0	14	18	4	36	24
Bécancour	0	2	0	8	0	0	0	10
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	11	4	0	6	0	4	11	14
St-Louis-de-France	3	0	0	0	8	0	11	0
Sainte-Marthe-du-Cap	0	0	0	0	6	0	6	0
Saint-Maurice	1	0	0	0	4	0	5	0
Trois-Rivières CMA	28	18	16	14	38	18	82	50

Table 2.5: Starts by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	10	12	16	0	20	14	46	26
Trois-Rivières	1	4	0	0	12	8	13	12
Trois-Rivières-Ouest	3	1	16	0	8	6	27	7
Cap-de-la-Madeleine	6	7	0	0	0	0	6	7
Remainder of the CMA	18	6	0	14	18	4	36	24
Bécancour	0	2	0	8	0	0	0	10
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	11	4	0	6	0	4	11	14
St-Louis-de-France	3	0	0	0	8	0	11	0
Sainte-Marthe-du-Cap	0	0	0	0	6	0	6	0
Saint-Maurice	1	0	0	0	4	0	5	0
Trois-Rivières CMA	28	18	16	14	38	18	82	50

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Centre	18	3	4	8	3	0	11	8	36	19	89.5
Trois-Rivières	8	1	2	2	0	0	7	0	17	3	**
Trois-Rivières-Ouest	4	1	0	6	3	0	4	4	11	11	0.0
Cap-de-la-Madeleine	6	1	2	0	0	0	0	4	8	5	60.0
Remainder of the CMA	17	12	8	0	4	0	6	0	35	12	191.7
Bécancour	4	4	0	0	0	0	0	0	4	4	0.0
Champlain	1	0	2	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	9	4	2	0	4	0	0	0	15	4	**
St-Louis-de-France	1	0	2	0	0	0	0	0	3	0	n/a
Sainte-Marthe-du-Cap	1	1	2	0	0	0	6	0	9	1	**
Saint-Maurice	1	3	0	0	0	0	0	0	1	3	-66.7
Trois-Rivières CMA	35	15	12	8	7	0	17	8	71	31	129.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centre	18	3	4	8	3	0	11	8	36	19	89.5
Trois-Rivières	8	1	2	2	0	0	7	0	17	3	**
Trois-Rivières-Ouest	4	1	0	6	3	0	4	4	11	11	0.0
Cap-de-la-Madeleine	6	1	2	0	0	0	0	4	8	5	60.0
Remainder of the CMA	17	12	8	0	4	0	6	0	35	12	191.7
Bécancour	4	4	0	0	0	0	0	0	4	4	0.0
Champlain	1	0	2	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	9	4	2	0	4	0	0	0	15	4	**
St-Louis-de-France	1	0	2	0	0	0	0	0	3	0	n/a
Sainte-Marthe-du-Cap	1	1	2	0	0	0	6	0	9	1	**
Saint-Maurice	1	3	0	0	0	0	0	0	1	3	-66.7
Trois-Rivières CMA	35	15	12	8	7	0	17	8	71	31	129.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centre	3	0	0	0	4	4	7	4
Trois-Rivières	0	0	0	0	0	0	7	0
Trois-Rivières-Ouest	3	0	0	0	4	4	0	0
Cap-de-la-Madeleine	0	0	0	0	0	0	0	4
Remainder of the CMA	0	0	4	0	6	0	0	0
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	4	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	6	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	3	0	4	0	10	4	7	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	3	0	0	0	4	4	7	4
Trois-Rivières	0	0	0	0	0	0	7	0
Trois-Rivières-Ouest	3	0	0	0	4	4	0	0
Cap-de-la-Madeleine	0	0	0	0	0	0	0	4
Remainder of the CMA	0	0	4	0	6	0	0	0
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	4	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	6	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	3	0	4	0	10	4	7	4

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centre	25	11	4	4	7	4	36	19
Trois-Rivières	10	3	0	0	7	0	17	3
Trois-Rivières-Ouest	7	7	4	4	0	0	11	11
Cap-de-la-Madeleine	8	1	0	0	0	4	8	5
Remainder of the CMA	25	12	6	0	4	0	35	12
Bécancour	4	4	0	0	0	0	4	4
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	11	4	0	0	4	0	15	4
St-Louis-de-France	3	0	0	0	0	0	3	0
Sainte-Marthe-du-Cap	3	1	6	0	0	0	9	1
Saint-Maurice	1	3	0	0	0	0	1	3
Trois-Rivières CMA	50	23	10	4	11	4	71	31

Table 3.5: Completions by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	25	11	4	4	7	4	36	19
Trois-Rivières	10	3	0	0	7	0	17	3
Trois-Rivières-Ouest	7	7	4	4	0	0	11	11
Cap-de-la-Madeleine	8	1	0	0	0	4	8	5
Remainder of the CMA	25	12	6	0	4	0	35	12
Bécancour	4	4	0	0	0	0	4	4
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	11	4	0	0	4	0	15	4
St-Louis-de-France	3	0	0	0	0	0	3	0
Sainte-Marthe-du-Cap	3	1	6	0	0	0	9	1
Saint-Maurice	1	3	0	0	0	0	1	3
Trois-Rivières CMA	50	23	10	4	11	4	71	31

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q1 2017	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Q1 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Remainder of the CMA													
Q1 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Q1 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Trois-Rivières CMA													
Q1 2017	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	-	371,012
Q1 2016	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
Year-to-date 2017	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	-	371,012
Year-to-date 2016	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2017						
Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Centre	-	-	n/a	-	-	n/a
Trois-Rivières	-	-	n/a	-	-	n/a
Trois-Rivières-Ouest	-	-	n/a	-	-	n/a
Cap-de-la-Madeleine	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Bécancour	-	-	n/a	-	-	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	-	n/a	-	-	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	371,012	-	n/a	371,012	-	n/a
Trois-Rivières CMA	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2017	250	429	597	157,919	7.2	159,025	8.2
Q1 2016	254	451	679	159,209	8.0	160,023	9.4
% Change	-1.6	-4.9	-12.0	-0.8	n/a	-0.6	n/a
YTD 2017	250	429	597	157,919	7.2	n/a	n/a
YTD 2016	254	451	679	159,209	8.0	n/a	n/a
% Change	-1.6	-4.9	-12.0	-0.8	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2017	31	--	157	--	15.2	--	18.7
Q1 2016	25	--	112	--	--	--	--
% Change	24.0	n/a	40.3	n/a	n/a	n/a	n/a
YTD 2017	31	--	157	141,761	15.2	n/a	n/a
YTD 2016	25	--	112	--	--	n/a	n/a
% Change	24.0	n/a	40.3	n/a	n/a	n/a	n/a
PLEX*							
Q1 2017	35	108	180	--	15.4	--	--
Q1 2016	44	90	183	--	12.5	--	--
% Change	-20.5	20.0	-1.6	n/a	n/a	n/a	n/a
YTD 2017	35	108	180	159,020	15.4	n/a	n/a
YTD 2016	44	90	183	160,759	12.5	n/a	n/a
% Change	-20.5	20.0	-1.6	-1.1	n/a	n/a	n/a
TOTAL							
Q1 2017	317	638	937	157,434	8.9	158,344	9.6
Q1 2016	326	612	980	158,231	9.0	158,844	10.5
% Change	-2.8	4.2	-4.4	-0.5	n/a	-0.3	n/a
YTD 2017	317	638	937	157,434	8.9	n/a	n/a
YTD 2016	326	612	980	158,231	9.0	n/a	n/a
% Change	-2.8	4.2	-4.4	-0.5	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.4	124.6	74.8	7.3	60.7	775
	February	561	3.14	4.64	99.5	125.1	75.7	6.5	60.9	770
	March	561	3.14	4.64	99.6	125.6	75.7	6.4	60.8	775
	April	561	3.14	4.64	99.6	126.0	75.2	6.6	60.5	775
	May	561	3.14	4.64	99.6	126.2	74.1	7.5	60.1	787
	June	561	3.14	4.64	99.6	126.0	74.5	7.2	60.2	798
	July	567	3.14	4.74	99.7	125.6	74.7	7.2	60.4	820
	August	567	3.14	4.74	99.7	125.3	74.1	6.8	59.6	827
	September	561	3.14	4.64	100.0	125.8	73.4	7.2	59.3	826
	October	561	3.14	4.64	100.0	125.9	73.7	7.4	59.6	814
	November	561	3.14	4.64	100.0	125.6	75.1	7.2	60.7	809
	December	561	3.14	4.64	100.0	125.2	75.2	7.3	60.7	810
2017	January	561	3.14	4.64	100.1	126.2	74.5	7.1	60.1	804
	February	561	3.14	4.64	100.3	126.6	74.5	6.6	59.8	802
	March	561	3.14	4.64		126.7	75.3	6.6	60.4	804
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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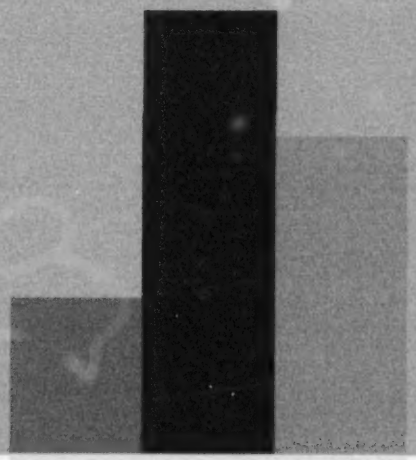

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